

Prepared by and return to:

Joseph M. Sparkman, Jr.  
 Attorney at Law  
 Post Office Box 266  
 Southaven, MS 38671-0266  
 601 349-6900

STATE MS.-DE SOTO CO.

WARRANTY DEED

Oct 8 1 44 PM '96

48  
 BK 307 PG 383  
 W.F. DAVIS CH. CLK.

Michael B. Byrd and wife, Josette L. Byrd  
 GRANTORS

to:

Prith S. Juneja and Shamay L. Juneja  
 GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael B. Byrd and wife, Josette L. Byrd do hereby sell, convey, and warrant unto Prith S. Juneja and Shamay L. Juneja, as joint tenants with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Lot 94, Section "C", Kingston West Subdivision, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 45, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, PB45, P15;25/528;219/119;254/9-11;274/375;70/205;37/8;46/141;60/147;60/377;126/13;180/281;229/262&266;46/409.

Taxes for the year 1996 are to be paid by Grantees and possession is to be given October 5, 1996 at 5:00 P.M..

WITNESS the signatures of the Grantors, this the 4th day of October 1996.

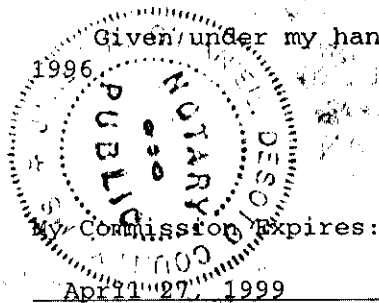
Michael B. Byrd  
 Michael B. Byrd

Josette L. Byrd  
 Josette L. Byrd

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Michael B. Byrd and wife, Josette L. Byrd, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 4th day of October,



Janet R. O'Daniel  
 Notary Public  
 Janet R. O'Daniel

GRANTOR'S ADDRESS:

8674 Woodbine  
 Southaven, MS 38671  
 Work Phone #: 342-2827  
 Home Phone #: 393-5323

GRANTEE'S ADDRESS:

4174 Highgate Drive  
 Horn Lake, Mississippi 38637  
 Work Phone #: 601-349-6900  
 Home Phone #: 601-349-6900